



Preliminary Ecological Appraisal

Hayling Island Golf Club, Links Lane,
Hayling Island, Hants, PO11 0BX

July 2026



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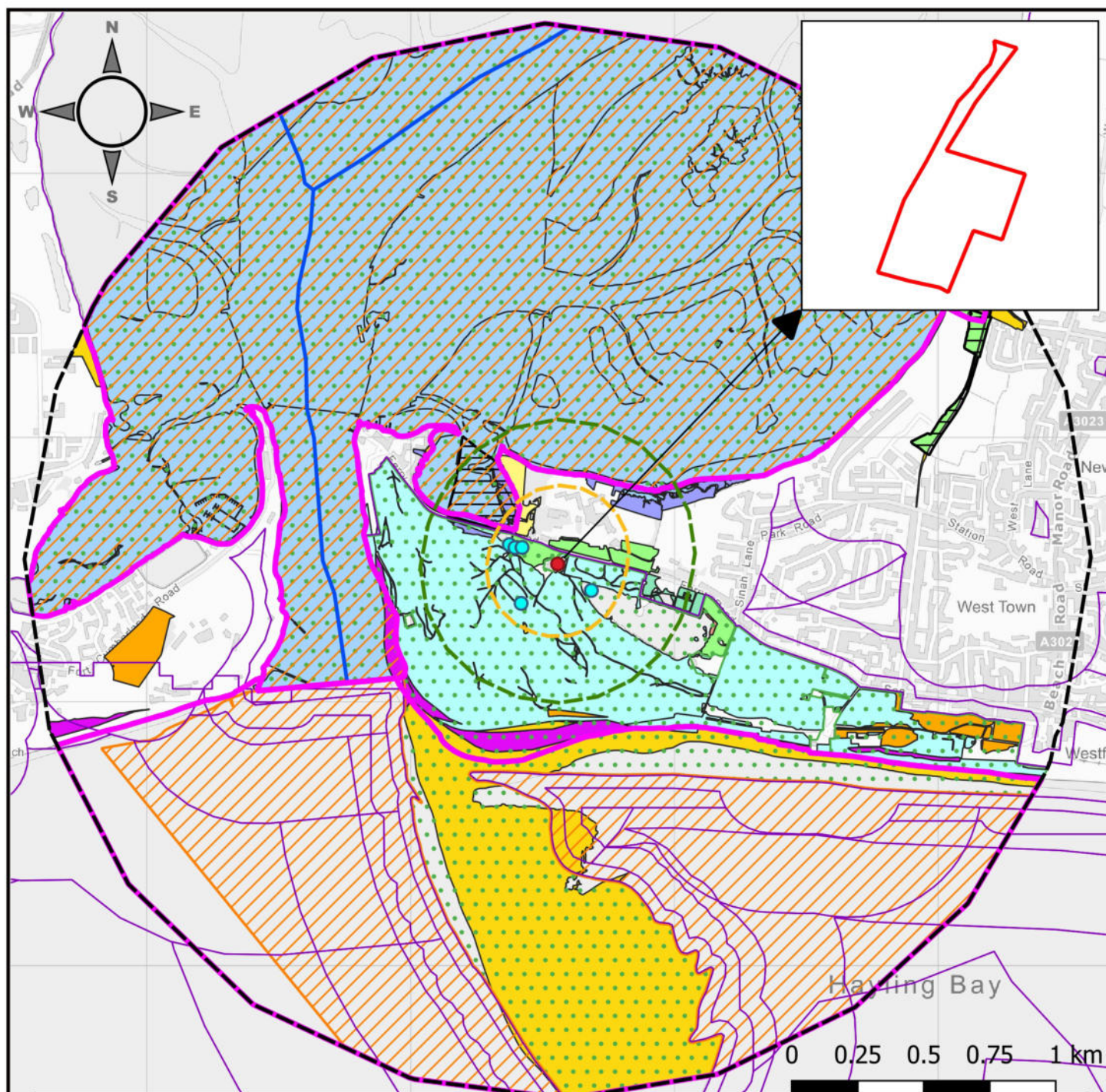
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Legend

Coastal and floodplain grazing marsh	Coastal vegetated shingle	SPA	Site centroid
Coastal saltmarsh	Deciduous woodland	SSSI	Development boundary
Coastal sand dunes	Lowland dry acid grassland	SSSI IRZ	0.25 km search area
Coastal sand dunes; Deciduous woodland	Mudflats	LNR	0.5 km search area
Good quality semi improved grassland	No main habitat but additional habitats present	Waterbodies	2 km search area
SAC	Ponds		

Figure title:

Site Location and Desk Study Results

Client/ project ref:

Hayling Island Golf Club
C-HRA-009

Site location:

Hayling Island Golf Club, Links Lane, Hayling Island, Hants, PO11 0BX

Figure number:

1

Date drawn:

20/07/2026

Scale at A4:

1:22000

Revision:

1

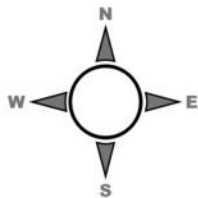
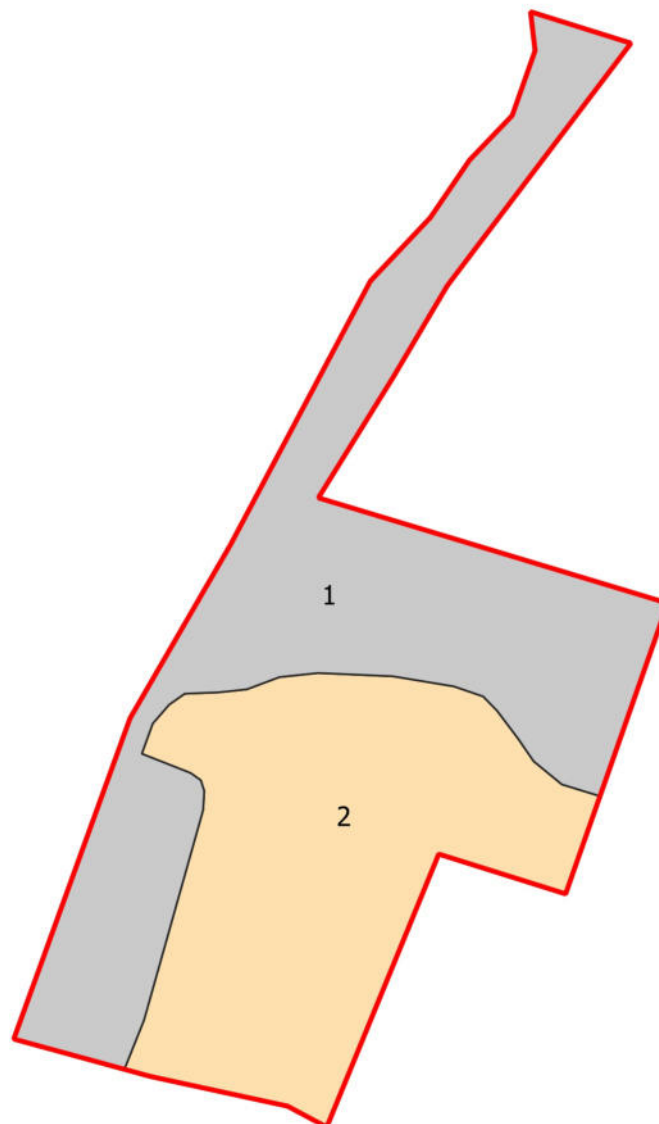
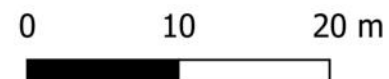
Cartographer:

AO

Approver:

HB





Legend

 Development boundary

UK Habitat Classification

 u1b - Developed land, sealed surface

 u1f - Sparsely vegetated urban land

1-2: Habitat reference number

Figure Title:
UK Habitat Classification Survey
Results

Client/ Project Reference:
Hayling Island Golf Club
C-HRA-009

Figure number:	Revision:	Scale at A4:
2	1	1:500
Cartographer:	Date drawn:	Approver:
AO	20/07/2026	HB

Photo 1: Displaying developed land, sealed surface within the development boundary.



Photo 2: Displaying developed land, sealed surface within the development boundary.



Photo 3: Displaying developed land, sealed surface within the development boundary.



Photo 4: Displaying sparsely vegetated, urban land within the development boundary.



Photo 5: Displaying sparsely vegetated, urban land within the development boundary.



Photo 6: Displaying sparsely vegetated, urban land within the development boundary.



Site Location: Hayling Island Golf Club, Links Lane, Hayling Island, Hants, PO11 0BX			Client: Hayling Island Golf Club
Figure Title: UK Habitat Classification Survey - Photographs			Project Ref: C-HRA-009
Figure No: 3	Revision No: 1	Scale: n/a	
Cartographer: AO	Date Drawn: 13/07/2026	Reviewed By: HB	



1. Summary and Recommendations

Proposals	<ul style="list-style-type: none">• Arun Ecology Ltd was appointed by Hayling Island Golf Club ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) for a proposed development at Hayling Island Golf Club, Links Lane, Hayling Island, Hants, PO11 0BX (see Figure 1).• The proposals include the installation of an 800 m³ Water Storage Tank comprising a tank, roof, concrete base and all necessary rising mains; and the construction of a Pump House.
Surveys	<ul style="list-style-type: none">• A desk study was conducted that included the purchase of records from the Hampshire Biodiversity Information Centre.• A site visit was completed on 2nd July 2026 that included a UK Habitat Classification Survey and an appraisal of the habitats within the development boundary to act as ecological receptors.
Impact Assessment	<ul style="list-style-type: none">• It is not possible to conclude that there will be no adverse impacts on the Sinah Common SSSI arising from the development in line with Natural England's standing guidance for any planning application within the designation boundary.• Mitigation will be required within the design and construction phase of the development to ensure the long-term safeguarding and promote the conservation of the lowland mixed deciduous woodland that falls immediately adjacent to the development boundary and that qualifies as a Habitat of Principal Importance (HPI).• Based upon the desk study results, the habitats recorded within the development boundary and the development proposals, badgers and other mammal burrows, nesting birds, great crested newts, hedgehogs and reptiles are identified as material ecological considerations.• It is not anticipated that the development will generate significant levels of pollution due to its small scale, however, mitigation will be required during the construction phase of the development to ensure there is no on-site or off-site pollution to habitats or water sources.• In accordance with the measurable net gain requirements as set out in the Environment Act, 2021, a Biodiversity Net Gain (BNG) assessment has been completed by Arun Ecology. The assessment demonstrates how the minimum mandatory 10% biodiversity net gain will be achieved and will be submitted as part of the planning application.



Recommendations	<p>The recommendations below represent a summary only. The full recommendations of this report are outlined in section 6.</p> <p>Further Assessments, Surveys and Consultations</p> <ul style="list-style-type: none">• To ensure there are no adverse impacts on the Sinah Common SSSI, a section of which is within the development boundary, Havant Borough Council should be consulted, in-line with Natural England’s standing advice. <p>Mitigation</p> <ul style="list-style-type: none">• The mitigation measures outlined in this report for HPI deciduous woodland, badgers and other mammals burrows, hedgehogs, GCN, nesting birds, reptiles and pollution prevention should be followed during the design and construction phase of the development. <p>Ecological Enhancements</p> <ul style="list-style-type: none">• The ecological enhancements outlined within this report should be incorporated into the design of the development.
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2. Introduction

2.1.1 Arun Ecology Ltd was appointed by Hayling Island Golf Club ('the Client') to undertake a Preliminary Ecological Appraisal (PEA) for a proposed development (grid reference: SZ 69558 99514) at Hayling Island Golf Club, Links Lane, Hayling Island, Hants, PO11 0BX (see Figure 1). The above address is hereafter referred to as 'the site'.

2.1.2 The local planning authority for the site's location is Havant Borough Council (HBC).

2.2 Development Proposals

2.2.1 Planning consent is sought for a development (as shown on Hayling GC Plan A3 1-500), which comprises:

- The Installation of an 800 m³ Water Storage Tank comprising a tank, roof, concrete base and all necessary rising mains; and
- The construction of a Pump House.

2.2.2 The proposals above are hereafter referred to collectively as 'the development' in this report. The defined red line planning boundary (as shown in Figure 2) is hereafter referred to as the 'development boundary'.

2.3 Ecology Background

2.3.1 It is our understanding that no previous ecology reports have been completed for the proposed development.

2.4 Brief and Objectives

2.4.1 The key objectives of a PEA, as per CIEEM guidance (CIEEM, 2017) are as follows:

- Identify the likely ecological constraints associated with the development;
- Identify any mitigation measures likely to be required, following the 'mitigation hierarchy', as per BS42020:2013 Clause 5:2 (BSI, 2013);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (ECiA); and
- Identify the opportunities offered by the development to deliver ecological enhancements and net gains for biodiversity.

2.4.2 The brief agreed with the client included:



- The undertaking of a desk study search obtaining records of designated sites, Habitats of Principle Importance (HPI) and ancient woodland as well as purchasing records of protected species and species of conservation concern;
- Undertake a UK Habitat Classification Survey (hereafter UKHab Survey) to record the habitats within the development boundary, assess their conservation value and suitability to act as ecological receptors for protected species and species of conservation concern, including a detailed assessment of the suitability of structures and trees to support roosting bats; and
- Provide a PEA report supported by digitised mapping that presents the methods and results of the desk study and the UKHab Survey within the development boundary. The report will also include an initial impact assessment of the development and any recommendations, including opportunities for ecological enhancement.



3. Method

3.1 Preliminary Ecological Appraisal

General Approach

- 3.1.1 The PEA was carried out in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and the CIEEM Guidelines for Ecological Impact Assessment (CIEEM, 2018).

3.2 Desk Study

- 3.2.1 The study area for the desk study at this stage of the development is based upon a provisional *'zone of influence'*. *'The 'zone of influence' is defined as per CIEEM guidance as 'the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities' (CIEEM, 2018).*

- 3.2.2 The provisional zone of influence for the development where data was sought is set as the following:

- RAMSAR, Special Conservation Areas (SACs) and Special Protection Areas (SPAs), (including potentially designated sites), Sites of Special Scientific Interest (SSSI) and locally designated sites – 2 km;
- All other non-statutory designated sites – 1 km;
- Habitats of Principle Importance (HPI), Ancient woodland and Main Rivers – 2 km;
- Ponds – 0.5 km; and
- Protected Species, Species of Principle Importance (SPI) and other species of conservation concern – 1 km (from the last 20 years).

- 3.2.3 Sources of information within the study area for the desk study were as follows;

- The Multi-Agency Geographical Information for the Countryside (MAGIC);
- Government open-source GIS datasets;
- Havant Borough Local Plan (Core Strategy) 2011;
- Satellite images (powered by google via QGIS 3.44); and
- Purchased records from Hampshire Biodiversity Information Centre (HBIC).



3.3 Field Habitat Survey

UK Habitat Classification Survey

- 3.3.1 The field survey was undertaken using the UKHab Survey methodology (UKHab, 2023a) to record the habitat types within the development boundary. The study area for the UKHab Survey was defined as all of the land within the development boundary (see Figure 2).
- 3.3.2 The UKHab Survey has 5 hierarchical levels of habitat classification that aligns with those outlined under national legislation and planning policy. Habitats were mapped in the field using the primary habitat codes described in the UKHab Survey Professional Edition to levels 3, 4 or 5 (UKHab, 2023b).
- 3.3.3 Secondary habitat codes and target notes were used where necessary to describe features deviating from the primary habitat classification.
- 3.3.4 To identify each habitat, the dominant plant and other readily identified species were recorded and their abundance within the development boundary was measured using the DAFOR scale (Stace, 2019).

3.4 Site Habitat Suitability Assessment

General Approach

- 3.4.1 The habitat within the development boundary was appraised for its suitability to support protected species and species of conservation concern at the time of the field habitat survey with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). The species-specific guidance and references used in the appraisal are outlined in Table 1 below.



Table 1 – References used to assess the suitability of habitat within the development boundary to support protected species and species of conservation concern.

Group/ taxa	Habitat Appraisal References
Amphibians/ GCN	<ul style="list-style-type: none"> GCN Habitat Suitability Index (Oldham et al. 2010 and ARG UK 2010);and Great Crested Newt Conservation Handbook (Langton et al, 2001).
Bats	<ul style="list-style-type: none"> Bat Conservation Trust Good Practice Guidelines (Collins, 2023).
Birds	<ul style="list-style-type: none"> A Field Guide to Monitoring Nests (Ferguson-Lees et al, 2011); and Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment (Shawyer, 2011).
Mammals	<ul style="list-style-type: none"> Surveying Badgers (Harris et al, 1989) and Badger Trust Best Practice Guidelines (Badger Trust, 2023); The Dormouse Conservation Handbook (Bullion, S., Wolton, R. & White, I. 2025); UK BAP Mammals Interim Guidance for Survey Methodologies, Impact Assessment and Mitigation (Cresswell, et al, 2012); Otter (Woodroffe, 2007), Hedgehog (Morris, 2011); Water shrew (Carter, 2006) - Mammal Society Species Series; and Water Vole Field Signs and Habitat assessment (Dean, 2022) and Water Vole Mitigation Handbook (Dean et al, 2016).
Reptiles	<ul style="list-style-type: none"> Herpetofauna Workers' Manual (Gent & Gibson, 2003); and Reptile Habitat Management Handbook (Edgar, 2010).
Invertebrates	<ul style="list-style-type: none"> Good Planning Practice for Invertebrates (Buglife, 2015); and Organising Surveys to Determine Site Quality for Invertebrates (English Nature, 2005).

Bats – Preliminary Roost Assessment

- 3.4.2 A bat preliminary roost assessment (PRA) of structures and trees as well as an assessment of the habitat within the development boundary for bats was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines for Ecologists (Collins, 2023).
- 3.4.3 A ground level inspection of the exterior of any structures within the development boundary, and any trees that will be adversely impacted by the development, was undertaken with the aid of torchlight and binoculars to search for bat PRFs that might provide suitable crevices or access/egress points to voids or cavities for roosting bats.
- 3.4.4 Where accessible and safe to do so, a search for signs of bats such as bat specimens, droppings, urine staining and audible sound (such as social calls) was also undertaken at each structure or tree. This included an internal inspection of roof voids at structures and the use of an endoscope to inspect any accessible bat PRFs.
- 3.4.5 A classification based upon the roosting suitability for bats was assigned for each structure and tree that was inspected within the development boundary as well as



the overall suitability of habitat. The classification descriptions are detailed below in Table 2 for structures and Table 3 for trees.

Table 2 – Suitability assessment for a proposed development site for bats, as adapted from BCT Good Practice Guidelines (Collins, 2023).

Potential Suitability	Definition	
	Roosting Habitat	Potential Flight Paths and Foraging Habitat
None	No habitat features on-site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/ suitable shelter at all ground/ underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/ protection for flight lines or that generates shelter for insect populations that is available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats, however, small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roosting sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).	Habitat that can be used by a small number of bats as flightpaths such as a gappy hedgerow or unvegetated stream but isolated i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that can be used by small numbers of foraging bats such as a lone tree (not in parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status, with respect to roost type only, such as maternity or hibernation roosts.	Continuous habitat connected to the wider landscape that could be used by bats for flight paths such as lines of trees, scrub and linked back gardens and for foraging such as trees, scrub grassland and water.
High	A structure with one or more potential roosting sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined water courses and grazed parkland. The site is close to and connected to known bat roosts.



Table 3 – Guidelines for assessing the suitability of trees for bats, adapted from BCT Good Practice Guidelines (Collins, 2023).

Suitability	Definition
None	Either no PRFs in the tree or highly unlikely to be any present.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with a least one PRF present.

3.5 Survey Dates and Conditions

3.5.1 Details on the date, timing and weather conditions recorded during the survey are provided below in Table 4.

Table 4– Field Survey Information.

Date	Survey Type	Survey Timings		Temperature (°C)		Rain	Wind (Beaufort scale)
		Start	Finish	Start	Finish		
02/07/2026	UK Hab Survey	10:30	11:30	23	24	None	4

3.6 Surveyors

3.6.1 The field survey was undertaken by Amy Oldham BSc (Hons). Amy Oldham is adequately trained to carry out UKHab Surveys and is accredited under a level 1 class licence to survey bats.

3.7 Limitations

3.7.1 No survey limitations were recorded during the UKHab Survey that are considered likely to have materially affected the survey findings.



4. Results

4.1 Desk Study

Designated Sites

4.1.1 The results of the desk study search for statutory and non-statutory designated sites are detailed below in Table 5 (see Figure 1).

Table 5 - Statutory and non-statutory designated sites returned from the desk study search.

Designation Level	Site Name	Distance & Direction	Summary
Statutory Designated Sites			
RAMSAR/ SPA/ SAC/ SSSI	Chichester and Langstone Harbours	Chichester and Langstone Harbours are located 0.19 km northwest of the development boundary. The development boundary is located within the SSSI impact risk zone.	Chichester and Langstone Harbours designation is located within the Chichester and Havant districts of Hampshire and West Sussex and is approximately 3733 ha in size. The site is designated due to the presence of wintering wildfowl, waders and breeding birds, as well as a number of important plant communities and its invertebrate assemblage.
SPA	Solent and Dorset Coast	The Solent and Dorset Coast is located 0.19 km northwest of the development boundary.	This designation is approximately 89,000 ha in size and stretches from Dorset to West Sussex incorporating most of Hampshire and Isle of Wights coastline and adjacent offshore areas. The site is designated as it supports over 12% of the UK's tern breeding population.
SSSI	Sinah Common	The majority of the development boundary is located within the Sinah Common SSSI designation. The entirety of the development boundary falls within the SSSI impact risk zone.	Sinah Common is located in the Havant district of Hampshire and is approximately 243 ha in size. The site is designated for its coastal habitats and occurrence of endangered and nationally scarce plants including childing pink, <i>Petrorhagia nauteuili</i> and little robin, <i>Geranium purpureum</i> .
LNR	Hayling Billy	Hayling Billy is located 1.39 km northeast of the development boundary.	Hayling Billy is located within Hampshire and is approximately 42 ha in size. The reason for designation is unknown.



LNR	The Kench, Hayling Island	The Kench, Hayling Island is located 0.19 km northwest of the development boundary.	The Kench, Hayling Island is located within Hampshire and is approximately 6 ha in size. The reason for designation is unknown.
Non-Statutory Designated Sites			
SINC	HV0144 – The Kench Beach (East)	This SINC is located 0.30 km northwest of the development boundary.	This SINC is approximately 0.30 ha in size. The site is designated due to the presence of Sea Radish, <i>Raphanus raphanistrum</i> subsp. <i>maritimus</i> , Marram, <i>Ammophila arenaria</i> and Golden Samphire, <i>Inula crithmoides</i> .
SINC	HV0121 – The Kench Scrubs	This SINC is located 0.21 km northwest of the development boundary.	This SINC is approximately 1.26 ha in size. The site is designated due to the presence of Sea Radish, <i>Raphanus raphanistrum</i> subsp. <i>maritimus</i> , Golden Samphire, <i>Inula crithmoides</i> and several other important plants species.
SINC	HV0122 – Gun Site Car Park	This SINC is located 0.44 km southeast of the development boundary.	This SINC is approximately 0.10 ha in size. The site is designated due to the present of Little-Robin, <i>Geranium purpureum</i> subsp. <i>maritimus</i> .
SINC	Sinah Warren Village Marsh	This SINC is located 0.27 km northeast of the development boundary.	This SINC is approximately 3.99 ha in size. The site is designated due to the presence of Sea Wormwood, <i>Seriphidium maritimum</i> and Golden Samphire, <i>Inula crithmoides</i> .

Ancient Woodland

- 4.1.2 There were no ancient woodland parcels within 2 km of the development boundary (see Figure 1).

Habitats of Principle Importance

- 4.1.3 Details on the number of HPI, the habitat type and the distance from the development boundary to the closest HPI parcel are detailed in Table 6 and displayed in Figure 1.



Table 6 - Habitats of Principle Importance returned from the desk study search within 2 km of the development boundary.

Habitat of Principle Importance		
Habitat Type	Number of HPI parcels within 2 km	Distance and direction of nearest HPI parcel and other notable parcels
Deciduous woodland	11	<ul style="list-style-type: none"> There are five deciduous woodland parcels within 0.5 km of the development boundary; and The nearest deciduous woodland parcel is located immediately adjacent to the northwestern development boundary.
Coastal and floodplain grazing marsh	5	<ul style="list-style-type: none"> The nearest coastal and floodplain grazing marsh is 0.13 km northwest of the development boundary.
Coastal saltmarsh	13	<ul style="list-style-type: none"> The nearest coastal saltmarsh is 0.19 km northwest of the development boundary.
Coastal sand dunes	36	<ul style="list-style-type: none"> The nearest coastal sand dune parcel is located approximately 0.11 km east of the development boundary.
Coastal vegetated shingle	5	<ul style="list-style-type: none"> The nearest coastal vegetated shingle parcel is 0.57 km south of the development boundary.
Lowland dry acid grassland	10	<ul style="list-style-type: none"> The nearest lowland dry acid grassland is located 0.53 km south of the development boundary.
Mudflats	41	<ul style="list-style-type: none"> The nearest mudflat parcel is located 0.24 km northwest of the development boundary.
Good quality semi-improved grassland	6	<ul style="list-style-type: none"> The nearest good quality semi-improved grassland is located 0.33 km east of the development boundary.
No main habitat but additional habitats present	22	<ul style="list-style-type: none"> There are eight parcels within 0.5 km of the development boundary; and These parcels include deciduous woodland, lowland meadow, reedbeds, saltmarsh and coastal vegetated shingle.

4.1.4 Five ponds were recorded within 0.5 km of the development boundary (see Figure 1). All five ponds are within 0.25 km of the development boundary. The nearest pond is located 0.14 km west of the development boundary. There were no surveyed priority ponds within 2 km of the development boundary.



- 4.1.5 Three main river parcels were returned within 2 km of the development boundary (see Figure 1). None of the parcels were listed as priority river habitats under the national inventory. The nearest main river parcel is located 0.83 km southwest of the development boundary.

Protected Species and Other Species of Conservation Concern

- 4.1.6 No European Protected Species Licences (EPSLs) have been granted within 1 km of the site.



4.2 UK Habitat Classification Survey Results

4.2.1 The habitats recorded during the UKHab Survey within the development boundary are described below in Table 7 (see Figure 2 and Figure 3).

Table 7 – Habitats recorded within the development boundary during the UK Habitat Classification Survey.

Habitat Reference (Figure 2)	UK Hab Survey Classification Code	Approx. Area sqm /length m	Summary and Species List
Urban			
1	Primary: Developed land, sealed surface Code: u1b	643	<p>There is an area of developed land, sealed surface comprised of an access track and parking area within the development boundary. No vegetation is associated with this habitat parcel.</p> <p>MAGIC maps identifies part of this habitat parcel as coastal sand dunes (which is a HPI and irreplaceable habitat). For the purpose of this report, the habitat classification assigned to this parcel was determined based on the habitat recorded during the UKHab survey, in accordance with the UKHab methodology. The parcel was entirely artificial and sealed, with no remnant dune habitat or associated vegetation present, and therefore does not meet the definition or qualifying characteristics of coastal sand dunes or any other Habitat of Principal Importance. This assessment is supported by a review of historic aerial imagery which shows the parcel has comprised of developed land since 2005, together with information provided by HBIC, which does not identify this area as HPI.</p>
2	Primary: Sparsely vegetated urban land Secondary: Ruderal or ephemeral Code: u1f 81	532	<p>There is an area of sparsely vegetated urban land within the development boundary that is used for storage of ground material and construction waste. This parcel contains ruderal vegetation covering approximately 40-50% of the parcel. The rest of this parcel was comprised of imported ground material, construction waste and bare ground. At the time of the UKHab survey, the majority of the vegetation within this parcel was desiccated and therefore it was not possible to identify all plants to species level.</p> <p>MAGIC maps identifies part of this habitat parcel as coastal sand dunes (which is a HPI and irreplaceable habitat). For the purpose of this report, the habitat classification assigned to this parcel was determined based on the habitat recorded during the UKHab survey, in accordance with the UKHab methodology. The habitat was highly disturbed, fragmented and associated with artificial substrates resulting from its long-term use as a storage area. Although a small number of marram grass (<i>Ammophila arenaria</i>) plants were recorded, the habitat was overwhelmingly dominated by ruderal species associated with disturbed ground and artificial substrates. The habitat lacked the</p>



		<p>characteristic plant community, sandy substrate, geomorphology and ecological function of a coastal sand dune system. Consequently, it does not meet the definition of the Coastal Sand Dunes Habitat of Principal Importance.</p> <p>This assessment is supported by a review of historic aerial imagery which demonstrates that the parcel has been used as a storage area since at least 2005, together with information provided by HBIC which does not identify this area as HPI.</p> <p><u>Species recorded:</u> <i>Bromus sp.</i> (F), <i>Cirsium sp.</i> (F), creeping bent (O), common nettle (O), common mallow (O), common ivy (O), perennial rye grass (O), wild radish (O), opium poppy (O), <i>Crepis sp.</i> (O), <i>Epilobium sp.</i> (R), ragwort (R), wall barley (R), marram grass (R).</p>
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4.3 Site Habitat Suitability Assessment

4.3.1 An assessment of habitat within the development boundary to act as an ecological receptor for protected species and species of conservation concern, based upon the desk study results and the habitats recorded during the UKHab Survey is provided below in Table 8.

Table 8 – Site habitat assessment for protected species and species of conservation concern.

Species/Group	Site Assessment and Rationale
GCN and Other Amphibians	<ul style="list-style-type: none">Five ponds were recorded within 0.5 km of the development boundary, all of which were within 0.25 km of the development boundary. The closest pond was located 0.14 km from the development boundary. No GCN records were returned from the desk study search within 1 km of the development boundary.No suitable breeding habitat for GCN was recorded within the development boundary. The rubble within the development boundary could provide suitable resting places for GCN. The sparsely vegetated urban land was mainly comprised of desiccated vegetation and bare ground, and as such, did not provide suitable terrestrial habitat for GCN. Furthermore, the habitat within the main footprint of the development was comprised of developed land sealed surface that provides unsuitable habitat for GCN and only a small section of the sparsely vegetated, urban land described above.Given the sub-optimal habitat within the development boundary, the probability of GCN being encountered within the main footprint of the development is low.
Bats	<ul style="list-style-type: none">Records of bats (including SPI) were returned from the desk study search within 1 km of the development boundary.There were no buildings, structures or trees within the development boundary, as such there is no suitability for roosting bats.The habitat within the development boundary was assessed as having low suitability for bats, with the sparsely vegetated urban land within the development boundary providing limited foraging habitat for bats. Despite this, the development boundary is located immediately adjacent to suitable bat foraging and commuting (flightlines) habitat, including local parcels of deciduous woodland. As such, commuting and foraging bats could be encountered in close proximity to the development boundary.



Birds	<ul style="list-style-type: none"> Records of common bird species, as well as species of conservation concern, were returned from the desk study within 1 km of the development boundary. The sparsely vegetated urban land within the development boundary had a short sward height at the time of the UKHab survey and is reasonably unlikely to provide suitable habitat for ground nesting birds. There were also no structures or trees with suitability for nesting birds within the development boundary. The overall quantity and quality of available habitat for nesting birds within the footprint of the development is insufficient to support important bird assemblages and populations of conservation concern.
Terrestrial mammals (non-bats)	<ul style="list-style-type: none"> Badgers: No evidence of badgers, including badger setts or field signs was recorded within the development boundary at the time of the survey. The sparsely vegetated urban land within the development boundary provided potential foraging habitat for badgers, albeit sub optimal. The development boundary is situated in close proximity to parcels of deciduous woodland and is set within a rural area, as such, it is possible that badgers could use the site. Hazel dormice: No records of hazel dormice were returned from the desk study search within 1 km of the development boundary. The habitat within the development boundary was comprised of developed land, sealed surface and sparsely vegetated urban land with no suitability for hazel dormice. As such, it is reasonably unlikely hazel dormice will be encountered within the development boundary or that the habitat will be associated with any population of this species. Hedgehogs: The sparsely vegetated urban land within the development boundary is reasonably likely to provide foraging and resting places for hedgehogs. As such, it is reasonably likely that hedgehog could be encountered within the development boundary and the immediate footprint of the development. Otters and water voles: No records of otter or water vole were returned from the desk study search within 1 km of the development boundary. The nearest water body was located 0.83 km from the development boundary. Based on the habitats recorded within the development boundary and the connectivity and distance of these habitats to the nearest waterbody, it is reasonably unlikely otters or water voles will be encountered within the development boundary or that the habitat will be associated with any population of these species. Other mammals: No mammal burrows such as those of rabbit or fox were recorded within the development boundary at the time of the UKHab Survey. Habitats recorded within the development boundary such sparsely vegetated urban land could conceal such burrows. As such, it is possible the above species could be found in or near to the main footprint of the development prior to its commencement.



Reptiles	<ul style="list-style-type: none"> Records of common reptiles were returned from the desk study search within 1 km of the development boundary. No records of rare reptiles were recorded from the desk study search within 1 km of the development boundary. The sparsely vegetated urban land was mainly comprised of desiccated vegetation and bare ground, and as such, provided insufficient structure and cover to support a permanent reptile population. All other habitat within the main footprint of the development including artificial unvegetated unsealed surface and buildings provided unsuitable habitat for reptiles. Furthermore, the habitat within the main footprint of the development was comprised of developed land sealed surface that provided no suitability for reptiles and only a small section of the sparsely vegetated, urban land described above. Despite this, suitable reptile habitat was located in close proximity to the development boundary. Based on the above points, reptiles are reasonably unlikely to be encountered within the development boundary.
Invertebrates	<ul style="list-style-type: none"> Records of invertebrates including species of conservation concern were returned from the desk study search within 1 km of the development boundary. The sparsely vegetated urban land within the development boundary lacked botanical diversity and environmental heterogeneity, and as such, only offers limited value for invertebrates at a site level. The developed land, sealed surface within the development boundary was devoid of vegetation and as such provided no value to invertebrates. No water bodies were recorded within the development boundary and as such, aquatic favouring species of conservation concern are reasonably unlikely to be encountered within the development boundary. Based on the above points it is reasonably unlikely that any important assemblages or populations of conservation concern will be encountered within the development boundary.
Plants, Lichens and Fungi	<ul style="list-style-type: none"> All habitats recorded within the development boundary including the sparsely vegetated urban land were species poor. No European or nationally protected plants or SPI were recorded within the development boundary at the time of the UKHab Survey. Based upon the habitats present, it is reasonably unlikely any such species or any fungi or lichens species of conservation concern will be present within the development boundary.
Non-native and Invasive Species	<ul style="list-style-type: none"> No invasive non-native species listed under Schedule 9 of the Wildlife & Countryside Act, 1981 or the Invasive Alien Species Order, 2019 were recorded within the development boundary at the time of the UKHab Survey.



5. Legislation and Planning Policy

5.1.1 A summary of the relevant legislation and planning policy that could be a material consideration to the development is provided below in Table 9. Further details of the UK legislation and planning policy relevant to the qualifying features in this section are detailed in Appendix I.

Table 9 – Legislation and planning policy evaluation of the development.

Ecological Feature	Relevant Legislation & Planning Policy	Impact Assessment and Legal Compliance	Rationale and Comments
Designated sites			
Chichester and Langstone Harbours RAMSAR/ SPA/ SAC/ SSSI	<ul style="list-style-type: none">Conservation of Habitat & Species Regulations, 2017;National Planning Policy Framework, 2024; andHBC Local Plan – Policy DM9.	No further assessment or mitigation required	<ul style="list-style-type: none">The development is located within the SSSI IRZ and the SPA 5.6 km Zone of Influence (ZoI) for the Chichester and Langstone Harbours designation.However, it is reasonably unlikely that the development will adversely impact the qualifying features of this designation for the following reasons:<ul style="list-style-type: none">The development is located outside the designation boundary and will not result in any direct habitat loss within the designated site;The small scale, extent and magnitude of the proposed development, as well as its distance from the designation means that it is reasonably unlikely that any adverse impacts will arise from degradation as a result of increased pollution; andThe development proposals will not result in an increase in residential units, as such, the development is reasonably unlikely to result in adverse impacts due to increased recreational pressure.Although the site falls within the SSSI Impact Risk Zone (IRZ) and the SPA ZoI, the proposed development does not fall within any of the development categories for which consultation with Natural England is required.



Solent and Dorset Coast SPA	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017; National Planning Policy Framework, 2024; and HBC Local Plan – Policy CS11. 	No further assessment or mitigation required	<ul style="list-style-type: none"> For the reasons outlined above for the Chichester and Langstone Harbours RAMSAR/ SPA/ SAC/ SSSI it is reasonably unlikely that the development will result in any adverse impacts on the Solent and Dorset Coast SPA.
Sinah Common SSSI	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017; National Planning Policy Framework, 2024; and HBC Local Plan – Policy CS11. 	Further consultation/ assessment required	<ul style="list-style-type: none"> The majority of the development boundary is located within the Sinah Common SSSI. In-line with Natural England guidance, all planning applications for development within the Sinah Common SSSI require consultation with Natural England. The recommendations outlined in section 6 of this report should be followed to ensure the development proceeds lawfully.
Hayling Billy LNR; and The Kench, Hayling Island LNR	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017; National Planning Policy Framework, 2024; and HBC Local Plan – Policy DM9. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development will not result in any adverse impacts to these LNRs due to: <ul style="list-style-type: none"> The development being retained within the development boundary and not resulting in any direct loss of area within the designation; and The development being small in scale, extent and magnitude as well as there being sufficient distance between these LNRs and the development boundary, to avoid any adverse impacts that may arise from degradation as a result of increased recreational pressure or pollution.
SINCS: HV0144; HV0121; HV0122; and HV0123	<ul style="list-style-type: none"> HBC Local Plan – Policy DM9. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development will not result in any adverse impacts to the qualifying features of the SINCs due to: <ul style="list-style-type: none"> The development being retained within the development boundary and not resulting in any direct loss of area within the designation; and The development being small in scale, extent and magnitude as well as there being sufficient distance between the SINCs and the development



			boundary, to avoid any adverse impacts that may arise from degradation as a result of increased recreational pressure or pollution.
Habitats			
Irreplaceable habitat	<ul style="list-style-type: none"> National Planning Policy Framework, 2024; and HBC Local Plan – Policy CS11. 	No further assessment or mitigation required	<ul style="list-style-type: none"> No ancient woodland parcels or any other type of irreplaceable habitat are located within the development boundary or will be directly lost as part of the development. Due to the small scale, extent and magnitude of the development and its distance to any ancient woodland parcels, it is reasonably unlikely that there will be any adverse impacts resulting from degradation through increased recreational pressure or pollution to ancient woodland outside of the development boundary.
Habitats of Principle Importance	<ul style="list-style-type: none"> Natural Environment & Rural Communities Act, 2006 – Section 41; National Planning Policy Framework, 2024. 	Mitigation required	<ul style="list-style-type: none"> There is a parcel of lowland mixed deciduous woodland (HPI) located immediately adjacent to the development boundary. The woodland is separated from the main development footprint by hardstanding, with the proposed storage tank located approximately 10 m from the woodland edge. Although no direct impacts to the woodland are anticipated, mitigation will be required during the construction phase to safeguard the adjacent woodland from indirect impacts associated with the proposed development. The recommendations outlined in section 6 of this report should be followed to ensure the development is compliant with local planning policy.
Pollution Prevention	<ul style="list-style-type: none"> Environmental Protection Act, 1990; and National Planning Policy Framework, 2024. 	Mitigation required	<ul style="list-style-type: none"> Pollution prevention measures should be incorporated into the construction phase of the development to avoid onsite and offsite pollution to habitats and the nearby waterbodies. The recommendations outlined in section 6 should be followed to ensure the development proceeds lawfully.



Biodiversity Net Gain and Ecological Enhancements			
Biodiversity Net Gain	<ul style="list-style-type: none"> The Environment Act, 2021; and National Planning Policy Framework, 2024. 	Compliant	<ul style="list-style-type: none"> A BNG assessment has been submitted with the planning application that demonstrates a 10% uplift in the baseline biodiversity value of the site.
Ecological Enhancement	<ul style="list-style-type: none"> National Planning Policy Framework, 2024. 	Further action required.	<ul style="list-style-type: none"> The development will be required to implement ecological enhancements into the design of the development to ensure it is compliant with national and local planning policy. The recommendations outlined in section 6 of this report should be followed to ensure the development is compliant with national and local planning policy.
Protected Species and Species of Conservation Concern			
Badgers	<ul style="list-style-type: none"> Badger Protection Act, 1992. 	Mitigation required	<ul style="list-style-type: none"> No badger setts or evidence of badgers were recorded within the development boundary, however, due to the habitats within the development boundary, it's rural location and proximity to typical badger habitats (such as lowland mixed deciduous woodland), it is possible that badger setts could be created within close proximity to the main footprint of the development and potentially be encountered prior to the commencement of the development. The recommendations outlined in section 6 should be followed to ensure the development proceeds lawfully.
Bats	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulation, 2017; Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> No structures or trees with suitability for roosting bats were recorded within the development boundary, and as such, roosting bats will not be adversely impacted by the development. The development will result in the loss of a small amount of sparsely vegetated urban land within the development boundary that provides low quality foraging habitat for bats. Despite this, it can be reasonably predicted that the favourable conservation status of bats will not be adversely impacted by such actions without the need for further bat activity surveys, as the area of habitat loss will



			be small and due to the quality and quantity of habitat available within close proximity to the development boundary.
Birds	<ul style="list-style-type: none"> Wildlife & Countryside Act, 1981 – Section 1 and Schedule 1; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	Mitigation required	<ul style="list-style-type: none"> No structures, trees or vegetation with suitability for nesting birds was recorded within the development boundary. However, as habitat suitable for nesting birds will be retained in close proximity to the development footprint (within the wider site ownership boundary) mitigation will be required during the construction phase to avoid adverse impacts to nesting birds. The recommendations outlined in section 6 of this report should be followed to ensure the development proceeds lawfully.
Great crested newts	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017; Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	Mitigation required	<ul style="list-style-type: none"> The development will be retained within developed land sealed surface and sparsely vegetated urban land. Based on the above, in our professional judgment the development is reasonably unlikely to result in adverse impacts to GCN at a population level as: <ul style="list-style-type: none"> No GCN breeding habitat will be removed or modified; The development will not result in the permanent removal of potential GCN terrestrial habitat; and The development will not result in the obstruction of GCN reaching their breeding or resting places. The risk of harm to individual GCN, in our professional opinion is also acceptably low, based on the development proposals, and with appropriate mitigation it will ensure that an offence is reasonably unlikely to be committed. The mitigation to safeguard any individual GCN during the construction phase of the development, in our professional opinion, can be reasonably predicted, that, it would not be proportionate to undertake further presence/ absence surveys to inform the impacts of the development.



			<ul style="list-style-type: none"> To ensure the development proceeds lawfully the recommendations outlined in section 6 should be followed.
Hazel dormice	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017; Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in harm to individual hazel dormice or adversely impact any habitat associated with any hazel dormouse populations.
Hedgehogs	<ul style="list-style-type: none"> Natural Environment & Rural Communities Act, 2006 - Section 40/41; and Wild Mammals (Protection) Act, 1996. 	Mitigation required	<ul style="list-style-type: none"> It is reasonably likely that individual hedgehogs could be encountered within the development boundary, and as such, it is possible that they could be inadvertently killed with methods prohibited under the Wild Mammals (Protection) Act, 1996 without appropriate mitigation. The recommendations outlined in section 6 should be followed to ensure the development proceeds lawfully.
Reptiles	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017 (Sand Lizard & Smooth Snake only); Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	Mitigation required	<ul style="list-style-type: none"> The risk of harm to individual reptiles as a result of the development is low, due to there being no suitable reptile habitat within the development boundary. As such, it is reasonably unlikely that a significant population of reptiles will be adversely impacted by the development. Suitable reptile habitat will be retained within close proximity to the development boundary. As such, appropriate mitigation measures will be required during the construction phase to ensure the risk of encountering or harming reptiles remains acceptably low. In our professional opinion, the likely impacts on reptiles can be reasonably predicted and can be appropriately managed through mitigation. Therefore, further survey effort is considered disproportionate to the level of risk posed by the development.



			The recommendations outlined in section 6 should be followed to ensure the development proceeds lawfully.
Other Mammal Burrows	<ul style="list-style-type: none"> Wild Mammals (Protection) Act, 1996. 	Mitigation required	<ul style="list-style-type: none"> It is possible that mammals could be inadvertently harmed with methods prohibited under the Wild Mammals (Protection) Act, 1996 whilst inhabiting their burrows without appropriate mitigation. To ensure the development proceeds lawfully the mitigation outlined in section 6 should be followed.
Otters	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulation, 2017; Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in harm to individual otters or adversely impact their habitat (including resting and breeding places), and therefore, will not adversely impact the favourable conservation status of this species.
Water Voles	<ul style="list-style-type: none"> Wildlife & Countryside Act, 1981 – schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in harm to individual water vole or adversely impact their burrows or habitat, and therefore, will not adversely impact the conservation status of this species.
Invertebrates	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017 – Schedule 2; Wildlife & Countryside Act, 1981 – Schedule 5; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in any adverse impacts to any European protected invertebrates, nationally protected species, important populations of SPI or nationally or locally important assemblages of conservation value.



Invasive non-native species	<ul style="list-style-type: none"> Wildlife & Countryside Act, 1981 – Schedule 9; and Invasive Alien Species Order, 2019. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in an act that would constitute an offence for a species listed under Schedule 9 of the Wildlife & Countryside Act, 1981 or Invasive Alien Species Order, 2019 (i.e. intentional release or spreading).
Protected Plants, Fungi and Lichens	<ul style="list-style-type: none"> Conservation of Habitat & Species Regulations, 2017 – Schedule 5; Wildlife & Countryside Act, 1981 - Schedule 8; and Natural Environment & Rural Communities Act, 2006 – Section 40/41. 	No further assessment or mitigation required	<ul style="list-style-type: none"> The development is reasonably unlikely to result in intentional picking, uprooting, destruction, or intentional clearance of any wild plant, fungi or lichen, including, European protected species, nationally protected species, SPI or those of national or local conservation concern.



6. Requirements and Recommendations

6.1 Background

- 6.1.1 The recommendations included in this section are based upon the mitigation hierarchy (avoidance, mitigation, and compensation; BSI, 2013) and takes consideration of government circular: Biodiversity and Geological Conservation Circular 06/2005.
- 6.1.2 Mitigation is not discussed where further surveys are required to inform such mitigation or compensation, unless in our professional judgement it would not be proportionate to request further surveys as the risk of a legal offence being committed as a result of the development is acceptably low.

6.2 Designated sites

Sinah Common SSSI

- 6.2.1 To ensure the development is compliant with the legislation and planning policy relevant to the Sinah Common SSSI, HBC should be consulted on any potential adverse impacts resulting from the development.
- 6.2.2 To ensure the development avoids adverse impacts to the Sinah Common SSSI via pollution, the recommendations outlined for Pollution Prevention in section 6.4 should be followed.

6.3 Ecological Enhancements

Ecological Enhancements

- 6.3.1 The following ecological enhancements relevant to the development are recommended:
- Installation of artificial habitat provisions to include:
 - One bat box to be installed on a suitable mature tree within the wider site ownership boundary; and
 - Two solitary bee boxes to be installed within a sunny grassland location within the development boundary;
 - Creation of one small refugia/hibernacula log pile located within suitable grassland habitat within the wider site ownership boundary for the benefit of amphibians, reptiles and invertebrates.



6.4 Habitat Mitigation

Habitats of Principle Importance

6.4.1 To safeguard the lowland mixed deciduous woodland immediately adjacent to the development boundary, the pollution prevention measures outlined below should be followed.

6.4.2 Pollution Prevention

6.4.3 The following pollution prevention measures should be incorporated during the construction phase of the development to ensure that there is not any on-site or offsite pollution, with particular regard to the protection of the Sinah Common SSSI, which the development boundary falls within:

- All fuels, oils, lubricants, chemicals, and potentially polluting substances shall be stored securely within designated, bunded areas on an impermeable surface, with spill kits of an appropriate size and specification available on site at all times. All operatives shall be briefed in the use of spill response procedures;
- Construction materials, plant, and equipment shall be stored and operated only within designated areas and shall be located outside of the SSSI boundary where reasonable practicable;
- Any mixing of concrete, cement, mortar, or other potentially contaminating materials shall be undertaken only within designated mixing areas located as far as practicable from the SSSI and any surface water features. Washout of concrete or cementitious materials shall be strictly prohibited on bare ground or within drainage routes;
- Measures shall be implemented to prevent the generation and spread of dust and airborne particulates where required, including damping down during dry conditions;
- All contaminated water, soil, and construction waste shall be managed and disposed of in accordance with relevant waste management legislation, either within designated on-site facilities or via appropriately licensed off-site contractors. No contaminated materials shall be discharged to ground, surface water, or drainage systems;
- Surface water runoff from construction areas shall be monitored and controlled at all times. Where there is a risk of sediment-laden runoff reaching the SSSI, appropriate mitigation measures such as silt fencing, sediment traps, or temporary bunding shall be installed and maintained for the duration of the works;



- Refuelling of plant and machinery shall be undertaken only in designated areas on an impermeable surface;
- The use of fertilisers, herbicides, and pesticides as part of ongoing site management shall be minimised and, where necessary, carried out strictly in accordance with manufacturers' instructions and best practice guidance to avoid runoff or leaching into adjacent habitats; and
- Construction activities shall be managed to minimise noise and vibration, particularly in proximity to sensitive ecological receptors. Where practicable, noisy works shall be restricted to daytime hours, plant and machinery shall be appropriately maintained and fitted with silencers where required, and unnecessary idling shall be avoided in order to reduce disturbance to adjacent habitats and fauna.

6.5 Protected Species Mitigation

Badger and Other Mammal Burrows

- 6.5.1 In the unlikely event that a mammal burrow entrance is discovered within the development boundary that could be of a suitable size for badgers, the following actions should be taken:
- Works paused and an ecologist consulted regarding any likely burrow or badger sett;
 - A suitable buffer (as advised by an ecologist) established and clearly marked around the suspected badger sett; and
 - Any badger sett or mammal burrow that could be in use by badgers that is reasonably likely to be impacted by the development should be monitored for an appropriate period by an ecologist and the appropriate licencing requirements obtained.
- 6.5.2 To ensure the development proceeds lawfully, any rabbit or fox burrows found within the immediate area of the development should not be tracked over by machinery and safeguarded with a clearly marked buffer zone. Burrows that will be impacted as part of the development should be dug out with hand tools to prevent unlawful methods of killing (such as those outlined under the Wild Mammals (Protection) Act, 1996).



Birds

- 6.5.3 If an active bird nest or nesting activity is recorded within the development boundary during the pre-works inspection or at any other time during the development (such as the storage of building materials) the nest should be protected from damage and destruction (including disturbance that may cause the nest to be abandoned). A protective buffer should be implemented around any active nests (the size to be determined based on the professional judgement of an ecologist or environmental manager) and works in and around these areas should be controlled or delayed until the chicks have fledged.

Great Crested Newts

- 6.5.4 A precautionary method of works for GCN should be followed during the construction phase of the development. The following mitigation measures should be followed:
- GCN should be discouraged from colonising the habitat within the main footprint of the development boundary by:
 - Retaining the existing short length of the sparsely vegetated urban land with regular cutting, preventing a long tussocky structure that could create suitable resting places for GCN establishing; and
 - Keeping a tidy construction site and where reasonably practical keeping building materials off ground to prevent the creation of hibernacula/ refugia for GCN;
 - Any holes, pits or trenches should be kept covered overnight and checked each morning in case a newt has become trapped. Where practical it is advised to include small escape ramps/sticks into any holes, pits and trenches (where it might be difficult to seal them effectively with a cover).
- 6.5.5 The precautionary method of works outlined above, does not act as legal protection for an action that would otherwise be an offence with respect to GCN. Therefore, in the unlikely event a GCN is encountered within the development boundary, works must stop, and a professional ecologist should be consulted. The ecologist's professional judgement should be relied upon to determine the need for a GCN mitigation licence. Works can recommence once a GCN mitigation licence has been obtained (if required).



Hedgehogs

- 6.5.6 Any brush piles, compost and debris piles within the immediate footprint of the development which could provide shelter areas and hibernation potential for hedgehogs must be removed, by means of soft demolition, outside of the hibernation period (mid-October to mid-March inclusive).
- 6.5.7 Where reasonably practical, measures should be taken to avoid the unnecessary killing or injury of hedgehog during construction activities. Stakeholders and contractors should remain vigilant for the presence of hedgehogs around any vegetation, debris piles or stored materials. If a hedgehog is encountered, it should be carefully moved to a safe location within suitable retained habitat either on-site or immediately adjacent to the site. During the construction phase of the development, any excavations on site should be covered nightly or fitted with a suitable escape ramp to prevent nocturnal mammals (including hedgehog) from becoming trapped.

Reptiles

- 6.5.8 To ensure there are no adverse impacts on reptiles during the construction phase of the development the mitigation measures outlined below should be followed:
- Habitats both within and immediately adjacent to the footprint of the development should be kept short to prevent reptiles colonising this area;
 - A tidy construction area should be targeted, with appropriate storage of building materials (off ground where reasonably practical) to prevent the unintended creation of refugia and hibernacula for reptiles; and
 - Where reasonably practical, any holes or excavation within the development boundary should be kept covered when not in use to prevent reptiles becoming trapped, checked regularly when not covered, and have an escape ramp installed to allow reptiles to escape; and
 - In the unlikely event an individual reptile is encountered within the development boundary, the reptile should be encouraged to move to safety, or alternatively, advice from an ecologist should be sought, prior to moving the reptile.



7. Conclusion

- 7.1.1 Mitigation will be required during both the design and the construction phases of the development to ensure it proceeds lawfully. Furthermore, the development will be required to incorporate ecological enhancements into the development.
- 7.1.2 The recommendations within this report outline how the above can be achieved to inform the development and ensure it proceeds lawfully.



8. Bibliography

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Appendix I – Legislation & Planning Policy

8.2 Background

- 8.2.1 This section provides a summary of the legislation and planning policy that could be relevant to the development. Where possible we have limited this section to the areas relevant to this report. This means the legislation and planning policy outlined below is not included in its entirety.
- 8.2.2 This section does not constitute legal advice, and only, represents the interpretation and professional judgement of the ecologists named in this report, on the legislation and planning policy deemed relevant to the development.

8.3 RAMSAR Convention

- 8.3.1 RAMSAR sites are wetlands of international importance that have been designated under the criteria of the RAMSAR Convention on Wetlands for containing representative, rare or unique wetland types or for their importance in conserving biological biodiversity (JNCC, 2019).
- 8.3.2 The National Planning Policy Framework (NPPF, 2024) outlines the level of consideration that should be given to RAMSAR sites in Planning. Paragraph 187 states that RAMSAR and potential RAMSAR sites should be given the same protection as 'habitat sites' defined as those afforded protection under the Conservation of Habitat and Species Regulations (2017), such as Special Protection Areas or Special Areas of Conservation.

8.4 Conservation of Habitat and Species Regulations, 2017

- 8.4.1 The Conservation of Habitats and Species Regulations, 2017 transposes the EC Habitats Directive and some elements of the EC Bird Directive into national law in England and Wales. The objective of the Habitats Directive is to protect biodiversity through the conservation of natural habitats and species of wild fauna and flora. The directive lays down rules for the protection, management and exploitation of such habitats and species.

Protected Species

- 8.4.2 The regulations include provisions that prohibit certain actions from the protection of species listed under Annex II of the Habitat Directive. It is a criminal offence for a person to 'intentionally or recklessly' take the following action:
- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS);



- Deliberately disturb wild animals of any such species in such a way as to be likely to affect significantly the local distribution or abundance of the species to which they are likely to belong;
- Deliberately take or destroy eggs of any such wild animal;
- Deliberately pick, collect, uproot or destroy a wild plant of an EPS; and
- Keep transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal or plant of an EPS, or any part of or anything derived from such an animal or plant.

8.4.3 The disturbance of such animals includes in particular; any disturbance that is likely to impact their ability;

- To survive, to breed or reproduce, or to rear or nurture their young;
- In case of animals of a hibernating or migratory species, to hibernate or migrate; or
- To affect significantly the local distribution or abundance of the species to which they belong.

Protected Sites

8.4.4 The Conservation of Habitats and Species Regulations, 2017 puts an obligation on the appointed appropriate authority for England & Wales to establish priorities for a network of nationally important sites.

8.4.5 The aforementioned sites, often referred to as European protected sites are formed of two types of sites, Special Protection Areas (sites specifically designated for birds) and Special Areas of Conservation (specifically designated for fauna and flora). The objective is for all species and habitats covered by these sites to contribute towards the maintenance and restoration of their favourable conservation status.

8.4.6 Designation can include but is not limited to the following reasons:

- A natural habitat type specified in Annex I of the Habitat Directive;
- A species specified in Annex II of the Habitats Directive;
- For the coherence of the national network of protected sites; and
- For threats of degradation or destruction to which the sites are exposed.



8.5 Wildlife and Countryside Act, 1981 (as amended)

8.5.1 The Wildlife and Countryside Act, 1981 (as amended) primarily transposes the UK Governments obligations under the Bird Directive and Bern Convention into law. The act outlines provisions for the protection of nationally important sites for nature conservation and provides protection at different levels for certain animals and plants, including certain prohibitions.

Protection of Birds

8.5.2 Part 1 – Section 1 includes certain prohibitions for the protection of birds which make it a criminal offence for a person to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy the egg of any wild bird;
- Have in any one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act, 1954;
- Use traps or similar items to kill, injure or take wild birds;
- Have in one's possession or control any bird of a species occurring on schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the secretary of state's regulations; and
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the independent young of such a bird.

Protection of Animals

8.5.3 Part 1 – Section 9 of the act includes certain prohibitions for the protection of certain animals named in schedule 5. In summary offences include:

- If any person intentionally or recklessly kills, injures or takes any wild animal included in schedule 5;
- If any person has in his possession or control any live or dead wild animal included in schedule 5, or any part of, or anything derived from, such an animal;



- If any person intentionally or recklessly damages or destroys, or obstructs access to, any structure or place which any wild animal included in schedule 5 uses for shelter or protection; or
- Disturb any such animal while it is occupying a structure or place which it uses for that purpose; and
- Sells, offers or exposes for sale, or has in their possession or transports for the purpose of sale, any live or dead wild animal included in schedule 5, or any part of, or anything derived from, such an animal, or publishes or causes to be published any advertisement likely to be understood as conveying that they buy or sell, or intends to buy or sell, any of those things.

Protection of Plants

8.5.4 Part 1 – Section 13 includes certain prohibitions for the protection of certain wild plants named in schedule 8. In summary offences include if any person:

- Intentionally picks, uproots or destroys any wild plant included in schedule 8, or not being an authorised person, intentionally uproots any wild plants not included in that schedule;
- Sells, offers or exposes for sale, or has in their possession or transports for the purpose of sale, any live or dead wild plant included in schedule 8, or any part of, or anything derived from, such a plant; or
- Publishes or causes to be published any advertisement likely to be understood as conveying that they buy or sell, or intends to buy or sell, any of those things.

Invasive Species

8.5.5 Part 1 – Section 14 includes certain prohibitions for the introduction of certain invasive species named in schedule 9 of the act. In summary offences include if any person:

- Subject to the provisions of this part, (a) if any person releases or allows to escape into the wild any animal which is of a kind which is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state; or (b) is included in Part of Schedule 9; and/ or
- Subject to the provisions of this part, any person who plants, or otherwise causes to grow, any plant in the wild at a place out with its native range is guilty of an offence.



Sites of Special Scientific Interest

- 8.5.6 Part 2 – Sections 28-33 of the act set out the law regarding Sites of Special Scientific Interest (SSSI) by the conservation bodies in England (Natural England) and Wales (Natural Resource Wales) and outlines the offences with respect to SSSI.
- 8.5.7 The offences outlined in the act apply to any person(s), public body, landowner or occupier as well as statutory undertakers or permitted developments. Examples of offences include (but are not limited to):
- Any person intentionally or recklessly damaging or destroying any of the features of special interest of an SSSI, or disturbing wildlife for which the site was notified;
 - Public bodies are not allowed to carry out damaging operations on an SSSI, except where they notified the relevant conservation agency. It is also an offence for a public body to fail to minimise damage on an SSSI or – if damage occurs – to fail to restore a SSSI to its former state; and
 - Statutory bodies have a general duty to take reasonable steps to further to conservation and enhancement of the special feature of SSSI's;
 - Where statutory bodies propose to undertake or permit activities that could affect a SSSI they must consult the relevant statutory nature conservation agency. If the activity cannot be avoided it must be undertaken in a way least damaging to the SSSI; and
 - If you are the owner or occupier of a SSSI, it is an offence to carry out any activity that may likely damage the SSSI without consent from the relevant conservation agency. The law requires that you inform the conservation agency of any changes in the ownership or occupancy.

Other Protected Areas

- 8.5.8 Part 2 – Section 34 to 52 of the act deals with other protected areas within the UK such as limestone pavements, national nature reserves and marine nature reserves. The act allows designation of these sites by the appropriate authority for the purpose of conserving flora and fauna or geological or physiological features of specific interest in an area to protect the site. Furthermore, the act prohibits certain actions in National Parks for certain habitats without consent from local authorities.

8.6 Countryside Rights of Way Act, 2000

- 8.6.1 The Countryside Rights of Way Act, 2000 (CRoW Act, 2000) makes provisions for public access, amends the law for public rights of way and amends existing law on



nature conservation and the protection of wildlife as well as makes further provisions for National Landscapes (formerly Areas of Outstanding Natural Beauty, AONBs).

Wildlife Legislation

- 8.6.2 Part III of the CRoW Act, 2000 includes provisions for wildlife protection and nature conservation and includes amendments to the Wildlife & Countryside Act, 1981.
- 8.6.3 Schedule 9 of the CRoW Act, 2000 increases powers for the protection and management of SSSI. There are increased powers for appropriate authorities to secure management agreements for SSSI. A duty is placed on public bodies to have regard for the continued conservation and enhancement of SSSI. Furthermore, there are increased penalties for the prosecution of wildlife crime, including for third parties that damage SSSI.
- 8.6.4 Schedule 12 of the CRoW Act, 2000 makes certain offences under the provision of the Wildlife and Countryside Act, 1981 arrestable. Greater powers are given to police and appointed wildlife inspectors under the CRoW Act, 2000 and enables heavier penalties for the prosecution of wildlife crime.

8.7 National Parks and Access to the Countryside Act, 1949

- 8.7.1 This act makes provisions for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves. Part III of the act specifically outlines provisions for the designation of nature reserves.

8.8 Natural Environment & Rural Communities Act, 2006

- 8.8.1 The Natural Environment and Rural Communities Act (NERC), 2006 is primarily intended to implement key aspects of the governments rural strategy published in July 2004. It also addresses a wider range of issues relating broadly to the natural environment.

Section 40

- 8.8.2 Section 40 of the NERC Act, 2006, places a duty on any public authority and statutory undertaker to have due regard for the conservation and enhancement of biodiversity when delivering their functions, extending the provisions outlined under section 74 of the CRoW Act, 2000.
- 8.8.3 The policy goes on to state that conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population of that habitat.



Section 41

8.8.4 Section 41 of the NERC Act, 2006 requires the secretary of state in consultation with Natural England to outline Species of Principle Importance (SPI) and Habitats of Principle Importance (HPI) that in their opinion are important for the conservation of biodiversity.

8.8.5 The secretary of state is required to:

- Take such steps as appear to the secretary of state to be reasonably practicable to further the conservation of the living organisms and types of habitat included in any list published under this section; or
- Promote the taking by other of such steps.

8.8.6 The NERC Act, 2006 also provides some amendments to the Wildlife & Countryside Act, 1981 (as amended) and includes provisions for enforcement powers and the protection of SSSI.

8.9 Protection of Badgers Act, 1992

8.9.1 The Protection of Badgers Act, 1992 makes it a criminal offence to wilfully kill, injure or take any badger, or attempt to do so. It also makes it an offence to intentionally or recklessly damage, destroy or obstruct access to any part of a badger sett.

8.10 Wild Mammals (Protection) Act, 1996.

8.10.1 The Wild Mammals (Protection) Act, 1996 makes provision for the protection of wild mammals from certain cruel acts, and for connected purposes. It would be an offence for any person that mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild animal with intent to inflict unnecessary suffering.

8.11 The Environment Act, 2021

8.11.1 The Environment Act, 2021 gained royal ascent on the 9th November, 2021. The act is wide ranging and broadly has the following aim:

‘a bill to make provision about targets, plans and policies for improving the natural environment, for statements and reports about environmental protection; for the office of environmental protection; about waste and resource efficiency; about air quality; for the recall of products that fail to meet environmental standards, about water, about nature and biodiversity; for conservation covenants; about the regulation of chemicals, and for connected purposes’.



Nature and Biodiversity

- 8.11.2 Part 6 – Sections 98 - 101 of the act outlines provisions for biodiversity gain in planning.
- 8.11.3 Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England.
- 8.11.4 Schedule 14 states that, the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the on-site habitat by at least the relevant percentage.
- 8.11.5 It goes on to state that the biodiversity value attributable to the development is the total of:
- The post development biodiversity value of the on-site habitat;
 - The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development; and
 - The biodiversity value of any biodiversity credits purchased for the development.
- 8.11.6 The relevant percentage is set at 10% for biodiversity gain.
- 8.11.7 Part 6 – Section 100 of the act outlines provisions by regulation for the secretary of a register of biodiversity gain sites (known as the biodiversity gain site register).
- 8.11.8 A biodiversity gain site is land where:
- A person is required under the conservation covenant or planning obligation to carry out works for the purpose of habitat enhancement;
 - That or another person is required to maintain the enhancement for at least 30 years after the completion of the works; and
 - For the purpose of schedule 7A to the Town and Country Planning Act, 1990 the enhancement is made available to be allocated (conditionally or unconditionally, and whether for consideration or otherwise) in accordance with the terms of the covenant or obligation to one or more developments for which planning permission is granted.
- 8.11.9 Part 6 – Section 101 states that the secretary of state may make arrangements under which a person who is entitled to carry out the development of any land may purchase a credit from the secretary of state for the purpose of meeting the



biodiversity gain objective referred to in schedule 7A to the Town and Country Planning Act, 1990 and Schedule 2A of the Planning Act, 2008.

8.11.10 A credit is to be regarded for the purpose of that schedule as having such biodiversity value as is determined under the arrangements.

8.11.11 The arrangements may in particular include arrangements relating to:

- Applications to purchase credits;
- The amount payable in respect of a credit of a given value;
- Proof of purchase; and
- Reimbursement for credits purchased for development which is not carried out.

8.12 National Planning Policy Framework (2024)

8.12.1 The National Planning Policy Framework (NPPF, Ministry of Housing Communities and Local Government, 2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework which locally prepared plans for housing and other developments can be produced.

8.12.2 The NPPF supplements Government Circular: Biodiversity and Geological Conservation 06/2005 (Office of the Deputy Prime Minister, 2005).

Conserving and Enhancing the Natural Environment

8.12.3 Paragraph 187 states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened



species such as swifts, bats and hedgehogs;

- 8.12.4 e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- 8.12.5 f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 8.12.6 Paragraph 188 states: Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- 8.12.7 Paragraph 189 states that: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 8.12.8 Paragraph 190 states that: When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.



- 8.12.9 Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and Biodiversity

- 8.12.10 Paragraph 192 states that: To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

- 8.12.11 When determining planning applications, local planning authorities should apply the following principles:

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around



developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

8.12.12 The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

8.12.13 The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Ground Conditions and Pollution

8.12.14 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

8.13 Biodiversity and Geological Conservation Circular 06/2005

8.13.1 Biodiversity and geological conservation circular 06/2005 provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the national planning policy in the NPPF, 2024 and the Planning Practice Guidance. Broadly the guidance covers designated



sites, the conservation of habitats and species, including outside of designated sites, protected species by law and the duties and powers used by planning authorities.

- 8.13.2 Paragraph 82 of the guidance states that ‘in determining the application for development that is covered by up-to-date standing advice, a planning authority must take into account this standing advice’.

Protected Species and Planning

- 8.13.3 Paragraph 98 of the guidance states ‘the presence of a protected species is a material planning consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat’.
- 8.13.4 Paragraph 98 also states that ‘they (the planning authority) should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species’.
- 8.13.5 Paragraph 99 of the guidance goes on to state: ‘it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision’. Paragraph 99 also states that ‘this is justified only, where there is a reasonable likelihood of the species being present and affected by the development.’

8.14 Havant Borough Core Strategy 2011

Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- 8.14.1 Planning permission will be granted for development that:
- Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
 - Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):



- Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International];
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]; and
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
- Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
 - Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
 - Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.

Policy DM8: Conservation, Protection and Enhancement of Existing Natural Features

8.14.2 Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:

- Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality;
- Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival;
- Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments; and
- Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.



Policy DM9: Development in the Coastal Zone

8.14.3 Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

- Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves;
- Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast;
- Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations;
- Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate;
- Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours;
- Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation; and
- Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

Policy DM10: Pollution

8.14.4 Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

- The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk;
- National air quality standards or objectives would not be breached;
- The water environment would not be detrimentally affected;
- It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources;
- External lighting is of the minimum level of illumination and duration required for security and operational purposes; and



- External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.

8.15 Birds of Conservation Concern

- 8.15.1 Birds of Conservation Concern is a report compiled by a coalition of the UK's leading bird conservation and monitoring organisations and reviews the conservation status of all regularly occurring birds in the UK, Channel Islands and Isle of Man. The report was first released in 1996 and is currently in its 5th edition, released in 2021.
- 8.15.2 The bird species that breed and overwinter in the UK are assessed against a set of objective criteria and placed on the Green, Amber or Red lists that indicate the levels of conservation concern. The quantitative criteria collected is assessed against the historical decline, recent trends in population and range, population size, localisation, and the level of international importance of each species, as well as its global and European threat status.

8.16 IUCN Red List

- 8.16.1 The international Union for Conservation of Nature (IUCN) Red List of Threatened Species (also known as the IUCN Red List or Red Data Book) is an inventory of the global conservation status of biological species. The inventory is based upon internationally accepted criteria that evaluates the extinction risk of species in all regions of the world. There are two types of red list, the global and national lists. In the UK the IUCN Red List is overseen by an interagency working group that is coordinated by the Joint Nature Conservation Commission.



8.17 Bibliography – Appendix I

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